

Mark Wendt  
Returned at Counter

2019-014459  
Klamath County, Oregon



12/12/2019 02:39:06 PM Fee: \$82.00

After recording return to:  
Paradise Hill Development, LLC  
PO Box 223  
Klamath Falls, OR 97601

CREATION OF ACCESS EASEMENT

KNOW ALL MEN by these presents that Paradise Hill Development, LLC, an Oregon limited liability company, irrevocably creates a 30 foot wide access easement on a portion Lot 51 of "Tract 1475 - Gray Rock Phase 4", a duly recorded subdivision, said lot situated in the N1/2 NE1/4 of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

A 30 foot wide Easement on Flagpole of Lot 51 of "Tract 1475 - Gray Rock Phase 4"

A tract of land being a portion of Lot 51 of "Tract 1475 - Gray Rock Phase 4", situated in the N1/2 NE1/4 of Section 6, Township 38 South, Range 9 east of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of Peregrine Heights, said point being the corner common to Lots 51 and 52 of said "Tract 1475 - Gray Rock Phase 4"; thence, along the line common to said Lots 51 and 52 the following courses, N89°36'42"W 474.03 and 182.56 feet on the arc of a 619.71 foot radius curve to the right having a delta angle of 16°52'42", the long chord of which bears N81°10'21"W 181.90 feet; thence, leaving said common line, N17°16'00"E 30.00 feet to the line common to Lot 51 and Lot 50 of said "Tract 1475 - Gray Rock Phase 4"; thence, along the line common to said Lots 51 and 50 the following courses, 173.72 feet on the arc of a 589.71 foot radius curve to the left having a delta angle of 16°52'42", the long chord of which bears S81°10'21"E 173.09 feet and S89°36'42"E 423.37 feet to the said Westerly right of way line of Peregrine Heights; thence S58°58'35"E 58.87 feet to the point of beginning, with bearings based on the said plat of "Tract 1475 - Gray Rock Phase 4" on file at the office of the Klamath County Clerk.

The period of this easement shall be for perpetuity. This easement shall bind and inure for the benefit of, as the circumstances may require, not only to the Grantors, but also to their heirs, successors and assigns. This easement shall be for the benefit of Lots 50, 51 and 52 of said "Tract 1475 - Gray Rock Phase 4".

IN WITNESS WHEREOF, the party has hereunto set his hand on this 12 day of December, 2019.

By: Mark R. Wendt  
Mark R. Wendt, Member  
Paradise Hill Development, LLC

State of Oregon  
ss.  
County of Klamath

This instrument was acknowledged before me on this 12 day of December, 2019, personally appeared before me the above named Mark R. Wendt, Member of Paradise Hill Development, LLC, and who acknowledged the foregoing instrument to be a voluntary act and deed.

Cameron Bryan Forney  
Notary Public for the State of Oregon

My Commission Expires: November 24, 2023

